

BUILDING BROCHURE

PACIFICA - 3055 CAMBIE BUILDING

3055 Cambie St. · Vancouver, BC V5Z 4N2 · Fairview



Scan to view online



2 FOR SALE
FROM \$579,000

5 SOLD · 12 MO
\$570,000-\$1,535,000

12-MO SOLD TREND
143.7

Unit Mix

1 Bedroom 16 units 698 – 939 sf from \$570,000	2 Bedroom 25 units 804 – 1,685 sf from \$715,000	3 Bedroom 9 units 1,426 – 2,958 sf from \$935,000	4 Bedroom 2 units 2,264 – 2,430 sf from \$1,535,000
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For Sale in Pacifica - 3055 Cambie Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$999,888	2 / 2	1648 sf	\$607	511 518 W 14TH AVENUE
\$579,000	1 / 1	781 sf	\$741	106 503 W 16TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,535,000	4 / 3ba	2430 sf	\$632	2026-08-16
\$960,000	2 / 2ba	1685 sf	\$570	2026-07-14
\$570,000	1 / 1ba	783 sf	\$728	2026-04-23
\$755,000	2 / 2ba	1277 sf	\$591	2026-04-21

Value & Financing

Price Positioning

\$674 /sq ft

Active listings here average **\$674/sf** vs **\$1175/sf** across Fairview.

43% below area average

Mortgage Snapshot

\$2,773 /mo

Entry price (from) **\$579,000**

20% down payment **\$115,800**

Rate / amortization **5.24% · 25 yr**

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT 1993	LEVELS 8	SUITES 207	CONSTRUCTION Concrete
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN LMS597	

Overview

Pacifica Middlegate Tower - 3055 Cambie St, Vancouver, BC V5Z 4N2, Canada, Strata Plan Number LMS597, 8 levels, 207 units in Strata, was built in 1993. Maintenance fees include Caretaker, Garbage Pickup, Gardening, Gas, Management and Recreation Facility. Walking distance child care services include Young Stars Child Care, Super Kids Dayhome, City Hall Child Care Society and Acorn-Eight Oaks Day Care Centre. Closest grocery stores are Capers Community Market (Cambie), Veggie Favour Vegetarian Food Store and Canada Safeway. Nearby schools include The Powerhouse Martial Arts & Fitness, Blessed Sacrament School and School District No 44 North Vancouver. Nearby parks include Riverfront Park, Heather Park and Mount Pleasant Park.

Amenities & Features

- | | |
|--------------------|---------------------|
| ✓ In Suite Laundry | ✓ Playground |
| ✓ Pool; Indoor | ✓ Recreation Center |
| ✓ Sauna/steam Room | ✓ Swirlpool/hot Tub |

Maintenance Fees Include

- | | |
|--------------|-----------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Gas |
| ✓ Management | ✓ Recreation Facility |

Location



Neighbourhood & Walkability — Fairview

Fairview is a neighbourhood on the west side of the city of Vancouver, British Columbia, Canada. It runs from 16th Avenue in the south, to Burrard Street in the west, to Cambie Street in the east, and to False Creek in the north. Central Broadway is an important commercial and employment centre focused around Vancouver General Hospital and other health-related institutions, including the BC Cancer Agency, BC Cancer Research Centre, BC Healthy Living Alliance, and the BC Centr...

Full Walk Score® at [walkscore.com](https://www.walkscore.com).



Les Twarog

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